



District 4 Advisory Board Agenda

Monday, November 07, 2022 ■ 6:30 p.m.

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This meeting is held in person at the Alford Branch Library, 3447 S Meridian.

There is also a virtual format that you are welcome to join by following the instructions on the link provided. It is advisable that you go to <http://zoom.us/download> and view the choices depending on the device you will use (Personal computer, tablet, smart phone, etc.). Then go ahead and download the free app or browser link to help speed up the process.

Join Zoom Meeting by clicking on this

link:<http://us06web.zoom.us/j/83370182966?pwd=cHFMMytvOVpUUUpKMVh3ckc5ZmJYUT09>

Meeting ID: 833 7018 2966

Passcode: 791278

One tap mobile

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Order of Business

- Call to Order
- Pledge of Allegiance
- Approval of Agenda for November 07, 2022
- Approval of Minutes for October 03, 2022

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Staff Reports

Wichita Police Department

Community Police Officers will report on community policing issues in the area.

Recommended Action: Receive and file.

Alford Branch Library Report

Robyn Belt, Branch Manager, will report on activities for the Alford Branch Library

Recommended Action: Receive and file.

Public Works & Utilities

Paul Gunzelman, City Engineer, will speak and answer questions about paving dirt roads in Wichita and the Multi Modal building in the Delano area, as well as various other construction projects in District 4

Recommended Action: Receive and file.

Wichita Fire Department

Battalion Chief John Eck of the Wichita Fire Department will report on fires and calls in the area

Recommended Action: Receive and file.



Public Agenda

Scheduled Items:

None scheduled

Recommended Action: Receive and file.

Off-Agenda Items:

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.



New Business

Public improvement for Sycamore Pond, a subdivision that will require approval for special assessments:

Petition projects to construct water, drainage, sanitary sewer, and paving improvements in Sycamore Pond Phase 3 and Angel Acres 2nd Additions. The project will provide properties with access to water, sanitary sewer, site drainage, and paved access to a developed residential area.

Recommended Action: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the petition.

MAPC adaptations and updates of the Community Investments Plan:

An addendum to the Comprehensive Plan for Wichita-Sedgwick County will be presented for consideration.

Recommended Action: That the District 4 Advisory Board **APPROVE** and adopt the resolution adopting the final draft 2022 Update to the Community Investments Plan 2015-2045 dated November 1, 2022 as an addendum to the Comprehensive Plan for Wichita-Sedgwick County.

ZON2022-00057:

The applicant is requesting to amend Protective Overlay (PO) #257 on a property zoned B Multi-Family Residential District. The property is platted 1.86 acres and is generally located north of West Maple Street and south of West Douglas Avenue, on the east side of South Anna Street (230 South Anna Street). The property is currently undeveloped. The applicant requests to amend the PO to allow the development of duplexes.

Recommended Action: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the Protective Overlay amendment request, subject to the revised Protective Overlay #257 language.

ZON2022-00059 and CUP2022-00049:

The applicant has two requests:

- 1) to amend the Ridge Plaza Community Unit Plan (CUP) DP-37, and
- 2) a zone change from LC Limited Commercial District to OW Office Warehouse District.

The requested zone change only applies to Parcel 29. However, Parcels 28, 29, and 30 are being amended to reflect adjustments to the parcel boundaries which decreases the size of Parcels 28 and 30 and increase the size of Parcel 29. The combined parcels are

6.95 acres in size and are generally located north of West Kellogg between South Woodchuck Lane and South Holland Lane. The site is currently undeveloped. The applicant has not specified what will be developed on the property.

Recommended Action: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** subject to conditions listed.

Board Agenda

Updates, Issues, and Reports

Reports from Council Member Jeff Blubaugh and the DAB on any activities, events, resources, issues, or concerns in the neighborhoods, council district, and/or city.

Recommended Action: Receive and file.

Adjournment

The next District 4 Advisory Board meeting will be at 6:30 p.m., Monday, December 5, 2022